



Sandbed Court | Crossgates | LS15 8JJ

£1,200 PCM

Part Furnished Mid Terrace House | Council Tax Band B | EPC Rating D | Deposit £1384 | No Deposit Scheme Offered/Reposit | Broadband, standard, superfast &

Emsleys | estate agents



*** PART-FURNISHED THREE BEDROOM MID TERRACE WITH ENCLOSED GARDEN & DRIVEWAY***

This well presented terraced property is presented in immaculate condition. Upon entering the property, you are greeted by two splendid reception rooms. Double bi fold doors open to the dining room which has a garden view and leads to the well-appointed kitchen. The home further comprises three bedrooms, two double rooms, one with built-in wardrobes and a third bedroom single room, perfect as a child's room or home office. The modern bathroom features a luxurious rain shower and a heated towel rail. The exterior of the property hosts an enclosed garden with a garden room complete with power supply There is a parking apron to the front served with a EV charging point and on street permit parking. Located in a highly desirable area, this property offers excellent amenities within walking distance at Crossgates shopping centre and transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield. Nearby schools provide an excellent educational environment for families. A short drive away there is a the new and exciting shopping and leisure complex at 'The Springs' which is complete with an Odeon cinema and M&S Food Hall.

EPC Rating D

Council Tax Band B (Leeds City Council)

No smokers

Deposit £1384

No Deposit Scheme Offered/Reposit

Broadband, standard, superfast & ultrafast available as suggested by Ofcom.

Mobile Coverage Indoors, All operators "Unlikely". Outdoors all networks "Likely" as suggested by Ofcom.

A pet considered at an increase rent of £25 per month

Available Mid June

Min 12 months tenancy

Viewing recommended.

Please Read "Book A Viewing"

Viewing is highly recommended to truly appreciate the accommodation on offer.

Ground Floor

Entrance Hall

Enter through a composite door, the hall is laid with wood grain effect laminate flooring and has a central heating radiator and a staircase rising to the first floor.

Living Room 4.93m x 3.66m (16'2" x 12'0")

A spacious living room flooded with natural light through a large double – glazed window overlooking the front garden. Laid with solid oak flooring which continues throughout the ground floor, having central heating radiator and a feature fireplace. Oak bi-fold doors open to;

Furniture: Side board, TV table, side table, bookcase, sofa.

Dining Area 3.15m x 2.33m (10'4" x 7'8")

Providing ample space for a family dining table and chairs, central heating and window overlooking the rear garden.

Furniture: Desk

Kitchen 3.18m x 2.34m (10'5" x 7'8")

The kitchen is fitted with a classic range of shaker style wall and base units in a light wood grain finish with complimentary work surfaces over which incorporate a stainless steel sink with side drainer and mixer tap. Integrated cooking appliances include a built under electric oven with glass hob and chimney style extractor hood over. Dishwasher and washing machine and a free standing fridge/freezer. A useful under stair area provides a pantry space or storage for household utility items. A PVCu entry door gives access to the rear garden.

First Floor

Landing

With replaced oak balustrade and interior doors, radiator and loft hatch with access to the roof space.

Bedroom 1 4.47m x 2.74m (14'8" x 9'0")

A great sized double bedroom placed to the front, laid with solid oak flooring, a central heating radiator and a double – glazed window.

Furniture: two freestanding double wardrobes.

Bedroom 2 3.56m x 2.74m (11'8" x 9'0")

A second double bedroom placed to the rear with fitted wardrobes to one wall providing storage and hanging rails, Central heating radiator and a double – glazed window.

Bedroom 3 2.79m x 1.83m (9'2" x 6'0")

A single bedroom placed to the front with a central heating radiator and a double – glazed window.

Furniture: Tall boy, bookcase.

Bathroom

Fitted with bathroom furniture in a light dove grey finish which comprises; concealed cistern w.c, a hand wash basin with vanity storage cupboard and 'P' shaped panelled bath with a 'rainfall' mains fed shower and glass screen over. Attractive splash tiling to the wet areas, ladder style central heating radiator and extractor fan. Window to the rear.

Garden room/Office

A great work from home space with power supply and internet connections. A wood burning chimney stove provides a heat source making it a real cosy escape.

Exterior

The property is accessed at the front where you will find a smart block-paved parking apron served with an electric vehicle charging point.

The rear garden is fully enclosed and offer a paved seating area, a small artificial lawn, a timber edged raised flower bed and the garden room.

Directions

From the Crossgates office, proceed along Austhorpe Road and turn left onto Church Lane. Proceed, passing the church on the right hand side, turn right onto Sandbed Lane. Continue along taking the first left hand turn into Sandbed Court, continue to the end and bear left where the property can be found on the right hand side and identified by our Emsleys For Sale board.

Tenants Information

Tenant charges as per the Tenant Fees Act 2019

- Rent – as set out in the tenancy
- Tenancy deposit – equivalent of 5 weeks' rent or use of Deposit scheme if offered by your landlord (and you have met the eligibility criteria for Reposit).
- Reservation monies – equivalent to one week's rent.
- Payment in the event of a default – such as loss of keys, security device, alarms etc. The tenant will pay the cost of replacement keys or devices including any associated contractor bills and £30 (including VAT) for administration.
- Payment on variation, assignment or novation of a tenancy – £50 (including VAT) per change. For example; change of name such as marriage, divorce or transgender; change of the rent due date; inclusion or exclusion of pets; change for permitted occupiers.
- Payment on early termination of the tenancy – cost of landlord's reasonable fee to re market, plus a £50 administration fee for the Deed of Surrender.
- Payment for Council Tax to the end date of your tenancy.
- Payment for utilities – such as gas, electricity, water, LPG or oil.
- Payment for a television licence.
- Payment for communication services.

Charges for non-assured short hold tenants and licences (contractual agreements):

- Reference fee – £150 (including VAT) per tenancy.
- Right to Rent check (for permitted occupiers) – £50 per occupier. All other charges listed above also apply.
- Referencing on vacation of a property – should a reference be requested from Emsleys Estate Agents' Lettings and Property Management service from a referencing agency or other body, a charge of £50 (including VAT) per tenant will be required in exchange for a reference. We will require proof of a tenant's consent to supply a reference.

No Deposit Scheme/Reposit

Reposit offers a new way of renting without the hassle of a deposit. Tenant's pay a service charge equivalent to just one weeks rent whilst Landlord's will receive 8 weeks protection. Join Reposit today to enjoy faster and cheaper renting! - <https://reposit.co.uk>

*Tenants will remain liable to pay any damages, cleaning, arrears at the end of the tenancy.

Book A Viewing.

If you wish to view the property, please use the link below and complete the application form: <https://www.emsleysestateagents.co.uk/renting/viewing-application-form/>

- If you like the property and wish to rent it, we will ask that you confirm this to us by email.
- We will inform the landlord of your wish to let the property.
- If agreed, we will send you confirmation information by email.
- Once you have acknowledged all the information, we will ask that a reservation fee be paid. This is equivalent to one week's rent.
- We will ask that you supply your ID to satisfy the Government Right to Rent legislation. Please see the link below:



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

